



Design And Access Statement

Location: 99 Bad Bargain Lane, York, YO31 0PF

Proposal: Change Of Use from Class C3 To Class C4

Introduction/Use

This design and access statement is produced for the change of use of 99 Bad Bargain Lane from a Class C3 residential house to a Class C4 4 bedroom small HMO on behalf of Mr Reynolds. The application follows an approval for the neighbour in which street level thresholds as confirmed as acceptable.

The existing dwelling is in a residential estate on the outskirts of York City Centre accessed from Bad Bargain Lane for pedestrians and for vehicles. The property is currently a 3 bedroom semi-detached, the proposal will convert the existing lounge to a 4th bedroom for use but involves no structural build works. The change of use will maintain the street below the maximum thresholds for HMOs in the area.

Amount

The proposal is for change of use only. No build works are to take place. Only the front lounge use will change to be utilised as a bedroom.

Layout

The layout of the building will remain unchanged. The rear lounge will be utilised as a further bedroom however there are no build works involved.

Scale

There is no scale to the proposed development, no build works will take place.

Landscaping

The boundary treatment will remain as existing. There are fenced gardens to the rear with storage for bins and cycles. The ground is largely hardscaped front and rear and this will remain.

Appearance

The building is brick with tiled roofs. Windows are uPVC none of which will change.

Access

The site lies on Bad Bargain Lane, approximately 2m North East of York City centre. The site is accessed from Bad Bargain Lane for pedestrians and vehicles. The property is on an easy walking route and on public transports main spine routes into York Centre. There are ample shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Bad Bargain Lane.